

**WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH**  
**April 3, 2014 – 5:30 PM**

**Item:**

1. Presentation - Victim Services
  
2. Presentation - Hill Air Force Base Annual Environmental Restoration Program Update
  
3. Study Regarding Multi-Family Residential Development Within the City - Resolution 14-07

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**

Presentation - Victim Services

**Background:**

Karen Arroyo, Victim Services Coordinator, has asked for time on the agenda to make a short presentation to the Governing Body on the status and accomplishments of the Victim Services Program. The Layton Victim Services Program receives the majority of its funding from a Victims of Crime Assistance (VOCA) grant. This report meets the requirements of the VOCA grant.

**Alternatives:**

N/A

**Recommendation:**

N/A

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Presentation - Hill Air Force Base Annual Environmental Restoration Program Update

**Background:**

Dr. Barbara (B) Hall, OU8 Project Manager has asked for time on the agenda to update the Council on the Hill AFB environmental clean-up program.

**Alternatives:**

N/A

**Recommendation:**

N/A

## Layton Contamination Background

In a number of communities surrounding Hill AFB, including Layton, chemicals historically disposed on base have contaminated areas of groundwater. This is not the drinking water.

**Groundwater:** Contamination in Layton consists of trichloroethene (TCE) and 1,2-dichloroethane (1,2-DCA) plumes. These chemicals were historically used on base in aircraft maintenance facilities and disposed of improperly, including in storm water retention ponds and underground storage tanks.

**Cleanup:** The groundwater treatment system located near the base's south boundary keeps any more contamination from moving off the base into the city of Layton. The system collects contaminated groundwater and sends it to the North Davis Sewer District for treatment.

The 1,2-DCA extraction system located near Vae View Park also removes contaminated groundwater to keep the plume from expanding any further. Both systems are meeting their cleanup goals.

**Anticipated Cleanup Completion:** Data trends and groundwater modeling show that TCE chemical levels in the groundwater should reach cleanup goals in about 20-30 years. Cleanup of 1,2-DCA will take much longer, and those chemical levels in the groundwater will not reach cleanup goals for more than 30 years.

## Hill Air Force Base Environmental Restoration

# Layton City Council Update

April 3, 2014

### Since Last Time (1/5/2012)

- Thorough review of treatment system performance and cleanup progress (July 2012): Systems performing as expected but uncertainty in extent of on-Base contamination
- CERCLA Five-Year Review (2012 and 2013): OU-8 "Protective in the short-term," need to optimize the 1,2-DCA system (near Vae View park) and complete on-Base investigations
- Field investigations north-west of Kohl's and on Hill AFB (Fall 2013): Results expected Spring 2014
- Changed Hill AFB Site Managers

### Upcoming Actions

- Respond to results from field investigations—could include additional investigations or a change in operations
- Continue groundwater sampling and indoor air sampling and mitigation
- Continue operating treatment systems

### Layton City Timeline

1993	Investigations determined Hill AFB source areas had contaminated groundwater in Layton
1998	Installed base boundary groundwater containment system
2004	Installed 1,2-DCA groundwater extraction system
2005	Signed cleanup agreement between Air Force, EPA, UDEQ
2010	Evaluation of base boundary groundwater containment system shows effective treatment
2012	Performance Standard Verification Report (PSVReport) shows systems are performing as expected.
2013	Field investigation to determine extent of deep on-base TCE plume west of the current OU-8 on-base TCE plume.
2013	1,2-DCA isolated plume lobe investigation to determine extent
2013	Five-Year Review completed
2014	On-base Industrial Area TCE source investigation



A technician checks household cleaners for possible indoor sources of vapor intrusion.

## Layton Air Sampling

Because chemicals can evaporate and move into homes from the groundwater below, the Air Force provides free air sampling, and if necessary, free vapor removal systems.

The Air Force worked with the Utah Department of Environmental Quality (UDEQ) and the U.S. Environmental Protection Agency (EPA) to set an action level, based on health risks, for each of the chemicals found in the groundwater. This action level is the lowest level at which the Air Force recommends taking action to prevent vapors from entering the home.

Homes in Affected Area: **733**  
Homes sampled not in the Affected Area: **137**  
Homes Sampled Since 2003: **652**  
Agreed to 2014 Sampling: **171**

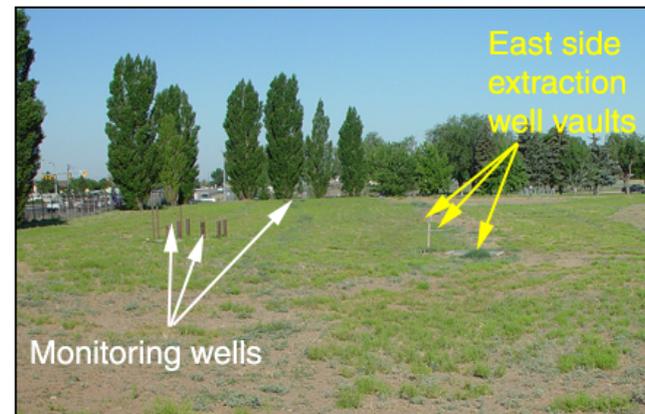
Historical Above Action Level Detections: **91**  
Historical Below Action Level Detections: **88**

Sampled in 2014: **85**  
2014 Above Action Level Detections: **2**  
2014 Below Action Level Detections: **2**  
2014 Non-Detects: **81**

Total # of Installed Vapor Removal Systems: **61**

# of Pending Systems: **5**

Operable Unit 8 B Hall: 801-777-0493	
<b>Location</b>	<p><u>1,2-DCA Plume:</u> Hill AFB to approximately Main Street in Layton</p> <p><u>Western TCE Plume:</u> Hill AFB to I-15</p> <p><u>Eastern TCE Plume:</u> Hill AFB to approximately 1875 North in Layton</p> <p><u>Isolated 1,2-DCA Plume:</u> Between I-15 and Angel Street at approximately 1600 North</p> <p><u>Isolated TCE Plume:</u> Between Heritage Park Boulevard and Main Street at approximately 1425 North</p> <p><u>Depth to groundwater:</u> near ground surface to 90 feet below ground surface</p>
<b>Chemicals</b>	<p>Trichloroethene (TCE)*</p> <p>1,2-Dichloroethane (1,2-DCA)*</p> <p>*Degreasers historically used at Hill AFB</p>
<b>Extent</b>	<p>434 acres affected in Layton</p> <p>Approximately 750 homes in the area</p>
<b>On Base Source</b>	<ul style="list-style-type: none"> <li>• Aircraft maintenance facilities</li> <li>• Storm water retention ponds</li> <li>• Underground storage tanks</li> <li>• Refueling vehicle maintenance facility</li> </ul>
<b>Remedies</b>	<p><u>Base Boundary Groundwater Containment System:</u> Wells collect groundwater and discharge it to North Davis Sewer District</p> <p><u>1,2-DCA Extraction System:</u> Wells collect groundwater and discharge it to storm sewer</p> <p><u>Asphalt Cap:</u> Soil and asphalt cover over the former Berman Pond to prevent precipitation from coming into contact with and spreading contamination</p>



Extraction wells at Hill AFB's border with Layton remove contaminated groundwater and keep any more contamination from leaving the base. Data collected from monitoring wells tracks cleanup progress.



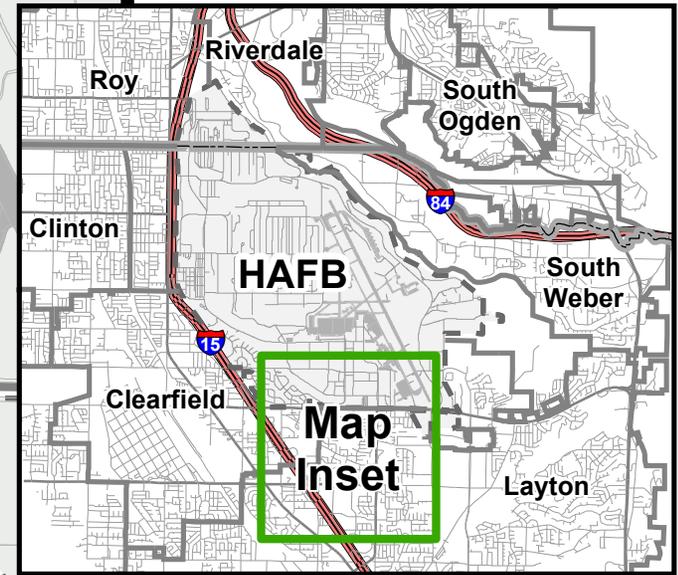
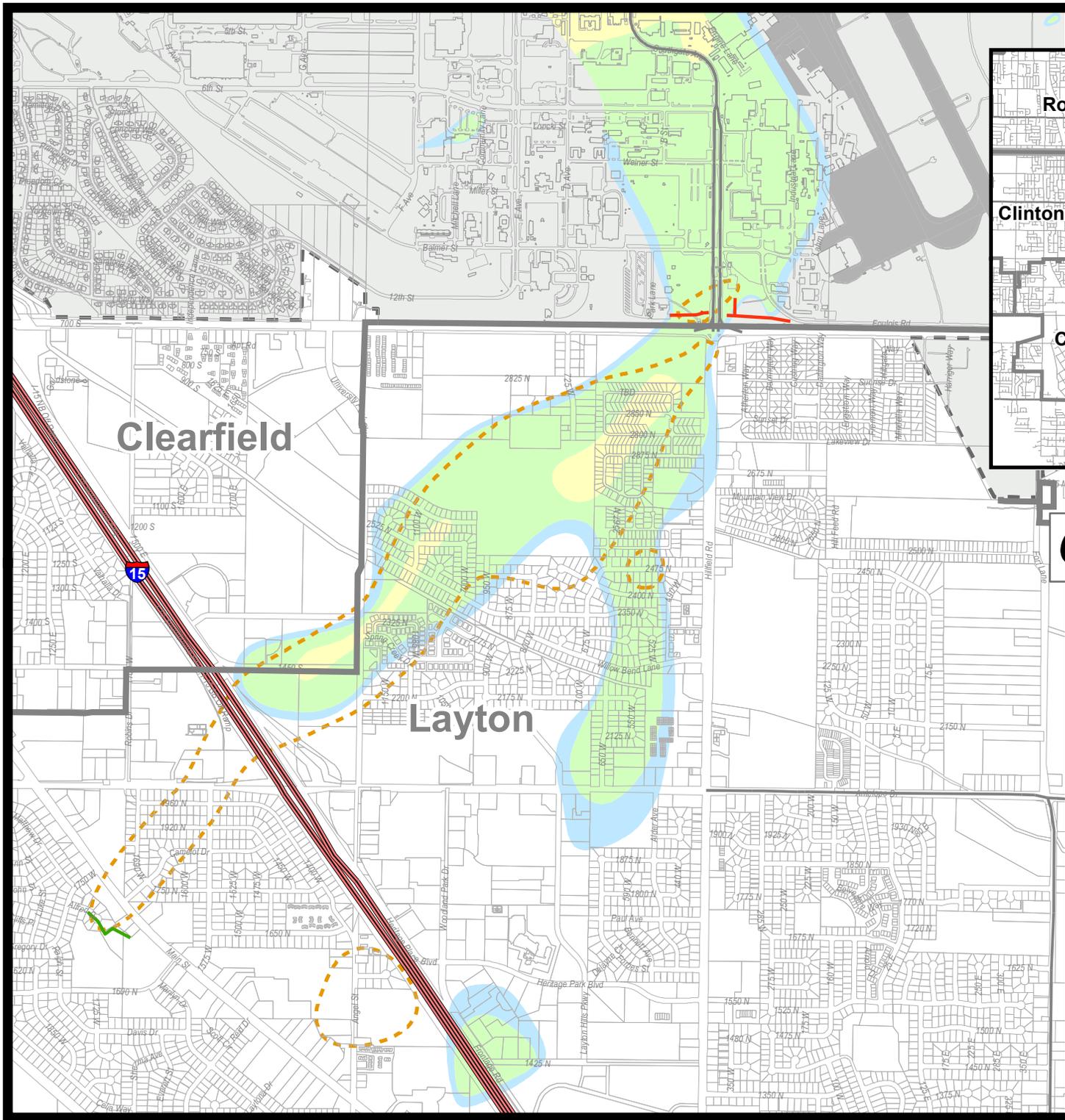
1,2-DCA extraction system well at Vae View Park. Wells in the area remove contaminated groundwater.

**Hill AFB Representatives**  
Barbara 'B' Hall, OU-8 Project Manager: 801-777-0493  
Barbara Fisher, Public Affairs: 801-775-3652

**Hill AFB Restoration Advisory Board  
Layton Representatives**  
Peter Matson, City Representative: p.matson@hillrab.org  
Clint Holm, Community: c.holm@hillrab.org

**Regulatory Agency Representatives**  
Sandra Bourgeois, U.S. Environmental Protection Agency: 303-312-6666  
Mo Slam, Utah Department of Environmental Quality: 801-536-4178  
Dave Allison, Utah Department of Environmental Quality: 801-536-4479

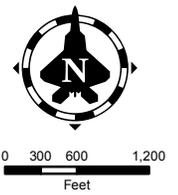
**For more information, please visit:**  
**www.hillrab.org**



# Operable Unit 8

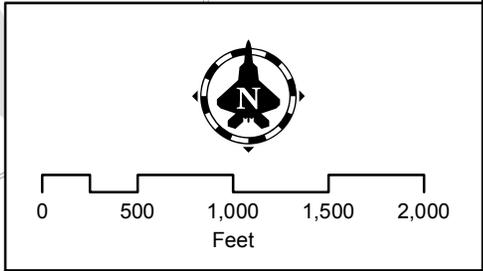
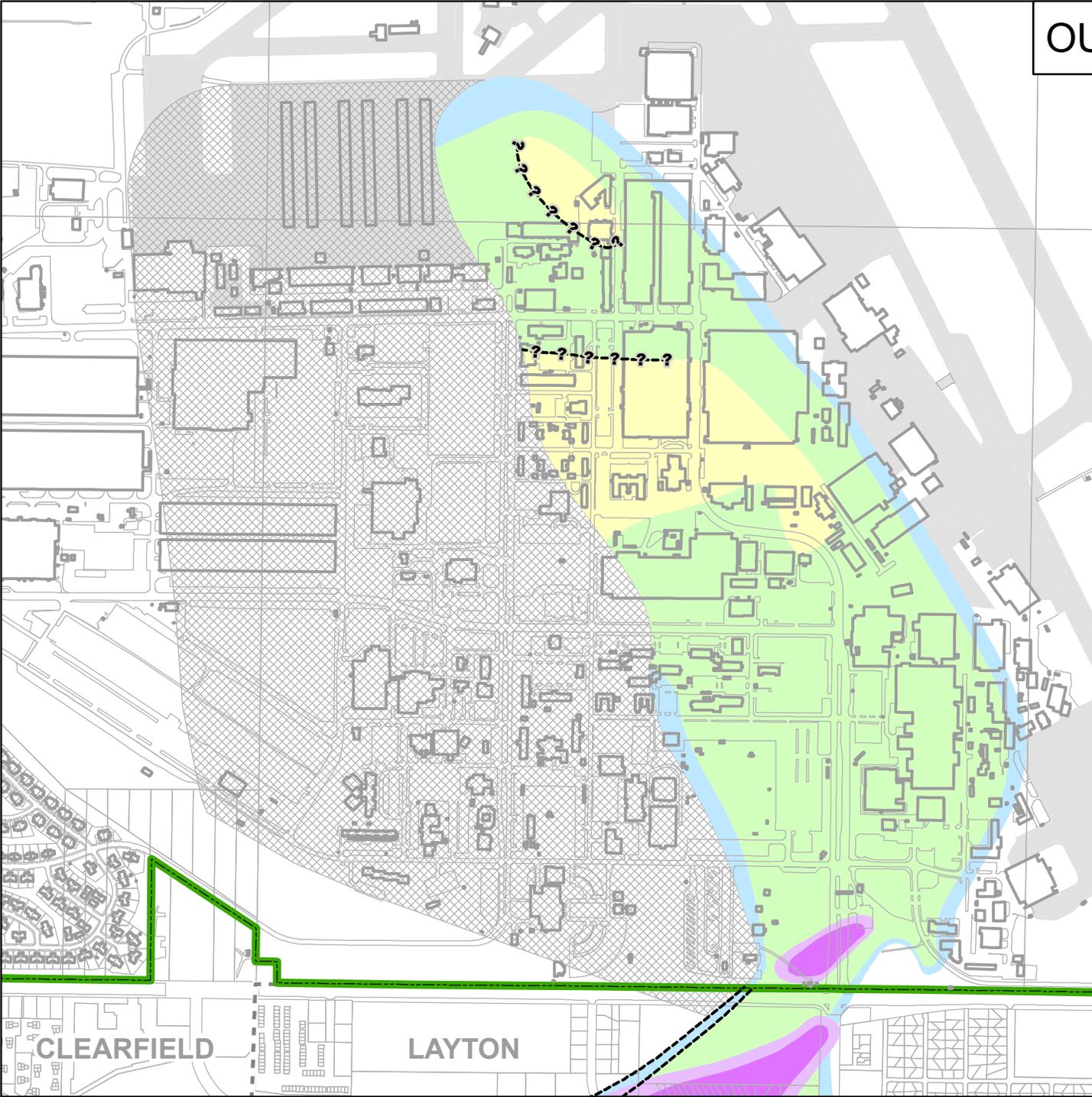
February 2014

-  1,2 DCA Extraction System
-  OU 8 Base Boundary Hydraulic Control System
- DCA Contamination**
- 
- TCE Contamination**
-  5 - 10 µg/L
-  10 - 100 µg/L
-  > 100 µg/L



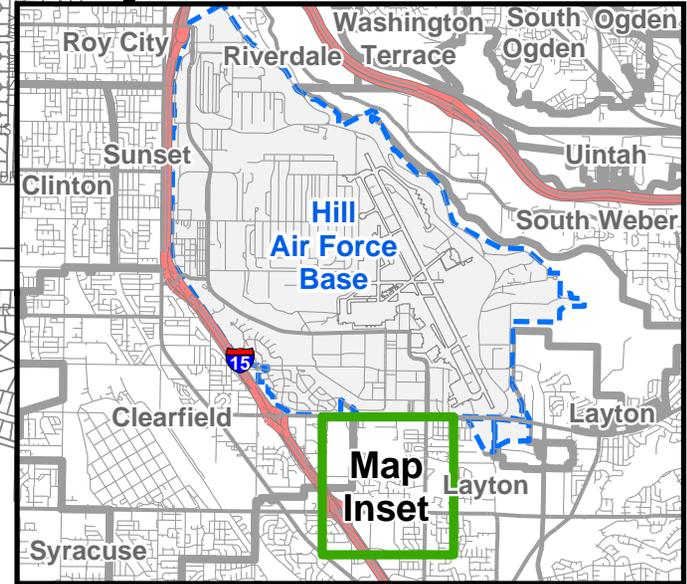
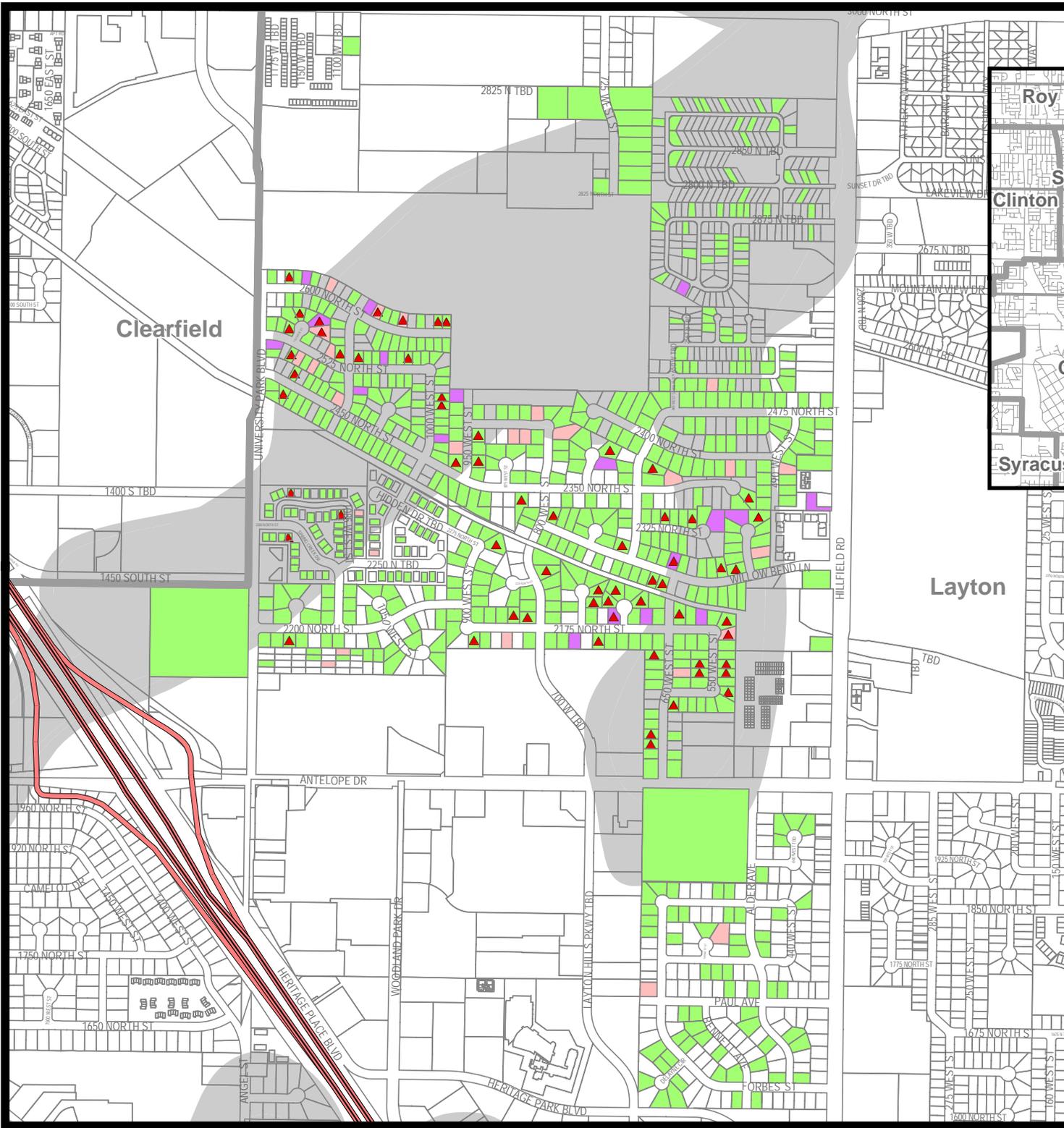
Plumes developed using the maximum concentrations measured in monitoring locations in 2010

# OU8 On-Base Plumes



## Legend

- ?-?-?-? Uncertain boundary
- Questionable boundary
- Area of plume uncertainty
- DCA12**
  - 5 - 10 µg/L
  - 10 - 100 µg/L
- TCE**
  - 5 - 10 µg/L
  - 10 - 100 µg/L
  - > 100 µg/L
- Municipal Boundaries
- HAFB Boundary



**Most Recent  
Air Sampling Results\*  
2003-2014**

**Layton City**

\*Reflects Current Action Levels



- ▲ Vapor Mitigation System Installed
- Non-Detection
- Below Mitigation Action Level
- Above Mitigation Action Level
- Areas of Groundwater Contamination

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 3.

**Subject:**

Study Regarding Multi-Family Residential Development Within the City - Resolution 14-07

**Background:**

One of the initial results of the economic downturn was a near complete cessation of new construction, particularly regarding residential buildings. While a need for housing remained, albeit tepid, the economic conditions directed that need towards multi-family units. That demand resulted in large scale multi-family complexes being developed in the City, some of which required amendments to the Land Use Element of the General Plan and the attendant zoning regulations and map.

Independent, yet somewhat contemporaneously therewith, the City adopted zoning regulations creating districts for mixed-uses and for transit oriented development. Both of those districts contemplate the inclusion of multi-family units.

As the economy has become less volatile, applications for single family units have consistently increased. The City's General Plan provides guidance and direction on the ratio between detached and multi-family units. That guidance is important as it provides the basis for the development of infrastructure and demand for resources to ensure the sufficiency thereof to support the proposed growth.

Now that the economic tumult has somewhat subsided, this is an important and opportune time for the City to inventory and evaluate the existing, proposed, and potential housing stock, its type, and location. The requisite resources and infrastructure therefore must also be evaluated, and then each of those must be compared with the guidance and direction of the General Plan. In order to conduct such an evaluation accurately and ensure maintained compliance with the General Plan, it is necessary to initiate a current study of multi-family residential development in the City.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-07 authorizing Staff and the Planning Commission to perform an inventory of existing and approved multi-family residential development within the City; 2) Adopt Resolution 14-07 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-07 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-07 authorizing Staff and the Planning Commission to perform an inventory of existing and approved multi-family residential development within the City and authorize the Mayor to sign the necessary documents.

**RESOLUTION 14-07**

**A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION AND STAFF REVIEW ALL PROPERTY WITHIN LAYTON CITY AND THE ZONING SCHEME RELATING TO THE LOCATION AND DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL UNITS.**

**WHEREAS**, within the City's General Plan are stated objectives for the balance of residential densities to ensure adequate residential facilities across the housing spectrum while ensuring that sufficient resources and infrastructure exist to support the residents of the City; and

**WHEREAS**, the City's zoning code has recently been expanded to include mixed-use and transit oriented (MU-TOD) zoning districts, which include multi-family residential as a permitted use; and

**WHEREAS**, there have been recent amendments to the Land Use Element of the General Plan facilitating the development of large scale multi-family projects, while similar projects have occurred within existing zoning districts as permitted or conditional uses; and

**WHEREAS**, the acquisition and maintenance of resources and infrastructure necessary to support the City are based on the objectives of the General Plan, upon which are based population and development projections; and

**WHEREAS**, to ensure that development trends remain congruent with resources and infrastructure, it is necessary to direct Staff and the Planning Commission to perform an inventory of the existing and approved residential stock of multi-family housing, and its ratio; to inventory the current available and planned resources and infrastructure; to perform an analysis to determine the sufficiency of those resources and infrastructure to support existing and potential development; to determine whether current, proposed, and potential residential development is in accordance with the objectives of the General Plan; to conduct any attendant evaluations regarding the residential development in the City; and to submit the findings of this study and resulting recommendations, to the City Council; and

**WHEREAS**, ensuring residential growth does not exceed the City's resources and infrastructure, and that growth is occurring congruent with the General Plan, are significantly important issues and enforcing these objectives is necessary to protect the public's interest, its health, safety, and welfare; and

**WHEREAS**, the City Council of Layton City finds it to be in the best interest of its citizens to direct Staff and the Planning Commission to perform an inventory of the existing and approved multi-family residential development within Layton City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:**

1. That City Staff and the Planning Commission perform an inventory of the existing and approved residential stock of multi-family housing, and its ratio; inventory the current available and planned resources and infrastructure; perform an analysis to determine the sufficiency of those resources and infrastructure to support existing and potential development; determine whether current, proposed, and potential residential development is in accordance with the objectives of the General Plan; conduct any attendant evaluations regarding the residential development in the City; and submit the findings of this study and resulting recommendations, to the City Council.

2. That, because of recent studies supporting the current MU-TOD zoning designations at their current locations with allowed multi-family residential uses sustaining the concept of transit oriented development, those properties with MU-TOD zoning shall be exempt from this resolution for the purpose of delaying development in those areas.

3. That any new multi-family designations, not currently zoned or entitled, be delayed to provide time for completion of this study and accompanying recommendations.

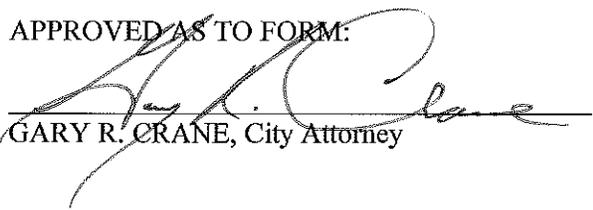
**PASSED AND ADOPTED by the City Council of Layton, Utah, this 3rd day of April, 2014.**

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ROBERT J STEVENSON, Mayor

ATTEST:

\_\_\_\_\_  
THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
GARY R. CRANE, City Attorney